

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 9, 2009 (6:30PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board

J. Janigan (#306) cable TV 2/12/09

A. Bermond (#333) solatube for bathroom 3/30/09

B. Innocenti (#123) exercise equipment 3/30/09

N. Walter (#353) roof flashing cap (4/2/09)

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 5% below budget

Bids for tree work & landscape improvement

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- Dry rot repair for Sea View: 7630 – #239 ledge; #339 stringer & siding rot; 342 & 343 stringer & siding & railing; 7610 #214 front ledge; 7610 #313 stringer; 7602 #206 railing
- #104 (Gardea) moisture in unit; flashing work all done; bid from Sea View for concrete swale to match at 7638 #263 (\$2,805.40); bid from Qualified Concrete \$1,500; waiting for decision on concrete swale
- Roof replacement at 7628 by H & H
- Roof replacement at 7624 (revised bid from H & H)
- Concrete sidewalk replacement; If over 200' feet, then \$9.50+; if less, then \$17+
- Apparent leak from #219 to #111
- Motorcycle parking
- Assessment, income, expense, budget, management, maintenance, repairs of the development

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Confirmation to allow #337 to install tankless water heater & along with larger vent jack on roof for ventilation (3/26/09)
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 8 units
- Mediation report
- Former owner bankruptcy

8. ADJOURNMENT (Scheduled meeting – 5/14/09 @ 6:30PM)

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